

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory

Purchase Order (No 2) 2016

and

The London Borough of Barnet (West Hendon Major Highway Works) Compulsory

Purchase Order (No 2a) 2016

GLOSSARY

"the 1976 Act"	the Local Government (Miscellaneous Provisions) Act 1976
"the 1980 Act"	the Highways Act 1980
"the 1981 Act"	the Acquisition of Land Act 1981
"the 1990 Act"	the Town and Country Planning Act 1990 (as amended)
"the 1998 Act"	the Human Rights Act 1998
B	
"Barratt London "	a national house builder and the trading name of BDW Trading Limited (a limited company and a subsidiary of Barratt Developments Plc)
"Barratt Metropolitan LLP"	a limited liability partnership whose partners are Barratt London and Metropolitan
C	
"Certificate Applications"	the Council's applications to the Secretary of State for a certificate under sections 19 and 28 of the 1981 Act in respect of the Special Category Land
"the Code"	the Statutory Compensation Code is the body of legislation and case law which provides the framework by which compensation is assessed. The Code provides a set of legal principles which ensures a consistent and fair approach is taken to the

	assessment of losses.
"the Convention"	the European Convention for the Protection of Human Rights and Fundamental Freedoms
"Cool Oak Lane Bridge"	the existing Grade II vehicular bridge at Cool Oak Lane
"the Core Strategy"	the London Borough of Barnet's Local Plan – Core Strategy Development Plan Document adopted in September 2012
"the Council"	the London Borough of Barnet
"CPOIA"	the CPO Indemnity Agreement between the Council and the Developer dated 5 February 2014
"CPO 1"	the London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order (No. 1) 2014 dated 17 th June 2014 and confirmed on 12 th November 2015 (CDA.18)
"CPO 2 "	the London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order (No.2) 2016 dated 15 th September 2016 (CDA.03)
"CPO 2a"	the London Borough of Barnet (West Hendon Major Highway Works) Compulsory Purchase Order (No.2a) 2016 dated 15 th September 2016 (CDA.06)
"the CPO1 Land"	the land included in CPO1
"the CPO 2 Land"	the land included in CPO 2
"the CPO 2a Land"	the land included in CPO 2a
"the CPO1 Map"	the map referred to in CPO1

"the CPO 2 Map"	the map referred to in CPO 2
"the CPO 2a Map"	the map referred to in CPO 2a
"the CPO 2 Schedule"	the schedule to CPO2 detailing land and qualifying interests
"the CPO 2a Schedule"	the schedule to CPO2a detailing land and qualifying interests
D	
"DCLG"	the Department for Communities and Local Government
"the DCLG Guidance"	the DCLG guidance issued in 2015 and called " Guidance on Compulsory Purchase Process and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion" (CDA.12)
"the Developer"	Barratt Metropolitan LLP
"the Development Framework"	a Supplementary Planning Guidance document entitled "Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework" adopted April 2004 , updated December 2005 (CDC.08)
E	
"the Estate"	the West Hendon Estate
G	
"the GLA"	the Greater London Authority
"Ground 10A"	possession proceedings pursuant to section 83 and Ground 10A Part II to Schedule 2 of the Housing Act 1985
GVA	GVA Grimley Limited, surveyors appointed by the Developer to acquire third party interests in the site; the Council have a Reliance Agreement in respect of this work

"GVD"	the General Vesting Declaration pursuant to CPO1
H	
"the HCA"	the Homes and Communities Agency
"Housing Strategy"	the Council's Housing Strategy 2015-2025 (CDA.24)
I	
"the Inspector"	the inspector appointed for the CPO1 inquiry
"the Inspector's Report"	the Inspector's report recommending confirmation of CPO1 dated 6 th August 2015 (CDA.19)
L	
"London Plan 2016"	the Mayor of London's strategic spatial planning document for London – March 2016
M	
"Mayor's Housing SPG"	the Mayor of London's 'Housing: Supplementary Planning Guidance' November 2012
"Metropolitan"	the trading name of the Metropolitan Housing Trust a charity registered under the Co-operative and Community Benefit Societies Act 2014, and registered with the Homes and Communities Agency
N	
"NPPF"	the National Planning Policy Framework – March 2012
O	
"Objections"	written letters of objection submitted to the Secretary of State in respect of the Order Lands
"the Orders"	collectively CPO2 and CPO2a

"the Order Land"	collectively the CPO2 Land and CPO2a Land
P	
"the PDA"	the Principal Development Agreement between the Council and the Developer dated 11 August 2006 as varied on 5 February 2014
"the Pedestrian and Cycle Bridge"	the pedestrian and cycle bridge to be constructed adjacent to the Cool Oak Lane Bridge in phase 3c of the Scheme
"the 2008 Permission"	the outline planning permission dated 1 st July 2008 (ref: W13987) for the comprehensive regeneration of the Estate
"the 2013 Permission"	the part full and part outline planning permission dated 20 th November 2013 (ref: H/01054/13) granting a hybrid planning permission for the Scheme
"the 2015 Permission"	the permission dated 26 th March 2015 for reserved matters relating to Phases 3b and 3c of the 2013 Permission (ref: 14/07964/RMA)
R	
"Re"	a joint venture between the Council and Capita Plc to run/provide some of the Council's services
"the Regeneration Project"	the comprehensive regeneration (phases 1 – 6) of the Estate and its immediate environs
"RICS"	Royal Institution of Chartered Surveyors
"RMA"	Reserved Matters Application

S	
“the Scheme”	the comprehensive regeneration of the Estate and its immediate environs, through the provision of: up to 2000 residential dwellings; a new two-form entry primary school; community facility; commercial uses and associated open space provision and improved infrastructure as approved under the 2013 Permission (being phases 3 to 6 of the Regeneration Project)
“SDLT”	Stamp Duty Land Tax
“the Secretary of State’s Decision”	the Secretary of State’s decision letter confirming COP1 dated 12 th November 2015 (CDA.20)
“the Section 106 Agreement”	an agreement between the Council and the Developer dated 19 November 2013, entered into pursuant to section 106 of the 1990 Act (CDB.36)
“Shared Equity”	the residential units to be constructed within the Scheme and offered to eligible leaseholders who cannot afford to acquire a residential unit within the Scheme on the open market; the Developer will provide an equity loan of 50% to assist those leaseholders
“Shared Ownership”	residential units to be constructed within the Scheme on a part-buy , part-rent basis and to be managed by Metropolitan Housing Trust
“Special Category Land”	land constituting public open space within the meaning of section 19 of the 1981 Act falling within plot numbers 41A, 41B, 42, 43 and 43A of the Order Schedule and Order Map
“Statement of Case for CPO2”	the Council’s Statement of Case for CPO 2 as submitted to the Secretary of State setting out the Council’s case to be advanced at inquiry (CDA.13)

“Statement of Case for CPO 2a”	the Council’s Statement of Case for CPO 2a as submitted to the Secretary of State setting out the Council’s case to be advanced at inquiry (CDA.14)
“Sustainable Community Strategy”	the Council’s Sustainable Community Strategy 2010-2020
U	
“UDP”	the saved policies of the Council’s Unitary Development Plan – adopted May 2006
W	
“Welsh Harp SSSI”	the Welsh Harp Reservoir, a site of special scientific interest
“the West Hendon Consortium”	a consortium of developers consisting of the Metropolitan Housing Trust and Lovell Partnerships and Bellhouse Joseph
“West Hendon RPG”	the consultative body known as the West Hendon Regeneration Partnership Board - comprising representatives from residents on the Estate, the Council, the Developer and stakeholders, constituted for the purposes of providing feedback on issues related to the redevelopment, regeneration proposals and future management of the Scheme